

PLANNING COMMISSION REPORT



MEETING DATE: September 14, 2005 ITEM No. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Whisper Rock - 29-ZN-2000#3**

REQUEST Request to amend the stipulations and amended development standards to Case 29-ZN-2000#2 on a 28 +/- acre parcel located at 32800 N. Hayden Road with Single Family Residential District, Environmentally Sensitive Lands, Planned Community District (R1-43 ESL PCD) zoning.

Related Policies, References:

29-ZN-2000#2

4-UP-1999

OWNER Grayhawk Development
480-998-2661

APPLICANT CONTACT Roger Tornow
Tornow Design Associates
480-607-5090

LOCATION 32800 N Hayden Rd

BACKGROUND

Zoning.

The Whisper Rock master planned community consists of 960 acres planned and zoned for single-family residential, resort, and golf uses. This application includes the portion of the community zoned R1-130 ESL PCD (Single-family residential 130,000 square feet per lot, Environmentally Sensitive Lands, Planned Community Development), R1-43 ESL PCD (Single-family residential 43,000 square feet per lot, Environmentally Sensitive Lands, Planned Community Development), and R-4R ESL PCD (Resort, Environmentally Sensitive Lands, Planned Community Development).

General Plan.

This request does not propose to change the General Plan. The General Plan Land Use Element designates the property for Resorts/Tourism, Rural Neighborhoods, Developed Open Space, and Natural Open Space. These categories include single family residential, resort cottages, golf course uses, and undeveloped open space.

Context.

The northern boundary is adjacent to undeveloped mountainside slopes located outside of the Whisper Rock community, and planned single-family residential located within the Whisper Rock community. The other site boundaries are adjacent to other Whisper Rock community properties. To the south are a



wide wash, undeveloped residential land, and the Whisper Rock golf course community. To the west is an undeveloped mountainside slope.

	Zoning	Land Use
Subject site	R1-130 ESL PCD (Single family residential 130,000 square feet lots, Environmentally Sensitive Lands, Planned Community Development), R1-43 ESL PCD (Single family residential 43,000 square feet lots, Environmentally Sensitive Lands, Planned Community Development), R-4R ESL PCD (Resort, Environmentally Sensitive Lands, Planned Community Development)	Undeveloped, Golf course, Golf maintenance facility, Golf club house
North	HC ESL (Hillside Conservation, Environmentally Sensitive Lands), R1-43 ESL (Single family residential 43,000 square feet lots, Environmentally Sensitive Lands)	Undeveloped mountainside, Undeveloped and Single family residential
East	R1-130 ESL (Single family residential 130,000 square feet lots, Environmentally Sensitive Lands)	Undeveloped and Single family residential
South	R1-130 ESL (Single family residential 130,000 square feet lots, Environmentally Sensitive Lands)	Undeveloped and Single family residential
West	R1-5 ESL (Single family residential 4,700 square feet lots, Environmentally Sensitive Lands)	Undeveloped, Golf Course

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

The goal of this project is to allow development of golf cottages (resort units) as originally envisioned by the developer. Since the first approval for the resort units, more refined site design planning has revealed need for modification of development standards and stipulations so that the originally envisioned project can be built. Thus the applicant is requesting to modify the limitations of the stipulations and amended standards.

The amended stipulation would allow 50 dwelling units on 28 acres, compared to the existing requirement of 50 dwelling units on 10 acres.

The development standard amendments include:

1. Increasing the acreage of allowed R-4R acreage from 10 acres to 28 acres.

2. Amending the R-4R development standards to conform to the resort residential product that is being developed on this property.

Specifically:

- a. Allow flag lots with a minimum 20-foot width at the access road, driveway, or property line;
- b. Restrict density to a total of 50 lots;
- c. Allow a zero (0) foot front yard where the R-4R abuts HOA Common Areas; and
- d. Require a minimum yard of 10 feet from the front property line or 18-feet from back of street or drive improvements.

Key Issues.

- The intent of the original approvals is not changing – the developer is still proposing R-4R development of 50 total units.
- The amendments will allow more flexibility in placement of units in relation to property lines and other site features.

Development information.

- *Existing Use:* Unimproved, Single-family residential, Golf course/Maintenance building
- *Buildings/Description:* Unimproved
- *Parcel Size:* 224 acres

IMPACT ANALYSIS

Policy Implications.

Modification of Stipulation (Acreage)

The request to modify the allowable acreage of R-4R zoning from 10 acres to 28 acres increasing the acreage of allowable R-4R zoning, will result in less density in the R-4R parts of the site. Currently, the property is allowed 50 units on 10 acres resulting in 5 units per acre. This proposal would allow 50 units on 28 acres resulting in 1.9 units per acre. The total number of 50 allowable units on the R-4R zoned property is remaining the same.

Modification of Development Standards

The request for a modification of development standards is a result of a refinement of the cottage design concept. The existing development standards limit flexibility in placement of buildings and site design – and the applicant desires additional creativity.

- a. Flag lots will allow a 20-foot lot width at the access road/driveway/property line. This request conforms to ESL zoning concepts of encouraging open space, using less hard surfacing, and having developments with more environmental preservation.
- b. The 50-unit density limitation would remain the same, but the acreage associated with it would be deleted. The stipulations will continue to limit the acreage on which the 50-units may be placed.
- c. Allow a zero (0) foot yard where the R-4R abuts HOA Common Areas.
This master planning community has expanses of open space along the golf

course that will function visually as a yard along the edges of buildings such as the cottages. This standard would allow improvements on the property line. For future maintenance of the cottages, a maintenance access easement will need to be established at the time of development.

- d. Require a minimum front yard of 10 feet from the front property line or 18-feet from back of street or drive improvements. This is intended to allow flexibility in placement of improvements in order to preserve natural features and at the same time assure adequate parking areas behind the street or drive improvements.

Traffic.

The traffic impacts of this development were analyzed with the 29-ZN-2000 zoning case. This proposal does not alter the total number of units allowed on this property. Thus the proposal will not result in additional traffic compared to the existing approved development.

Community Involvement.

The applicant has completed their Citizen Involvement requirements, including sending letters to nearby property owners, and holding an open house meeting. At the open house meeting there were 7 people in attendance with 6 who signed in. Generally there were questions about the proposal, and clarifications about how the changes would affect the ultimate construction.

In the summary, the applicant reports the following comments:

- Questions about the change in acreage.
- Elevation design well received.
- Interest in location of the units relative to own properties and surrounding area – no objections to the location.
- Question about revegetation and placement of saguaros.

Community Impact.

The impact on the community will be minimal, as the already approved entitlements would be given flexibility with the objective to allow development in its original intent.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

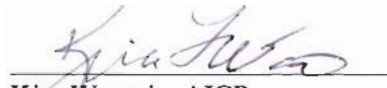
RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Kira Wauwie, AICP
Project Coordination Manager
480-312-7061
E-mail: kwauwie@ScottsdaleAZ.gov

APPROVED BY



Kira Wauwie, AICP
Report Author



Lusia Galav, AICP
Current Planning Director

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Citizen Involvement
8. City Notification Map
9. Amended Development Standards

Application Narrative for:

Whisper
R O C K



PREPARED BY:

Tornow Associates, P.C.

IN CONJUNCTION WITH:

Gilbertson Associates, Inc.
Berry & Damore, P.L.L.C.
Technical Solutions

PREPARED FOR:

C.T.A.J. Investments, LLC & Whisper Rock Golf, LLC
c/o Grayhawk Development
Attn: Brian Baehr
7377 E. Doubletree Ranch Road, # 100
Scottsdale, AZ 85258
[480] 998-2661

CASE REFERENCE:

455-PA-2005

PREPARED:

06/15/05

REVISED:



TORNOW ASSOCIATES, P.C.

Application Narrative for:

Whisper Rock

P.C.D. & Development Agreement Amendment

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Application Narrative for:

Whisper Rock

P.C.D. & Development Agreement Amendment

WHISPER ROCK PROJECT HISTORY.

In early 1999, the Scottsdale City Council approved a Use Permit for the first phase of the Whisper Rock Golf Club. During the last six years, both golf courses [Whisper Rock Golf Club] and clubhouse facilities have been constructed. Preliminary and final plats have also been approved and / or recorded for most of the residential neighborhoods within the community - "Estates at Whisper Rock". Additionally, the Development Review Board has approved the Master Environmental Design Concept Plan for the entire community in 1999.

Due to a national membership at the Whisper Rock Golf Club, overnight accommodations are a very important amenity for the members. As a means to provide these unique accommodations, a rezoning to R-4R [Resort] with Amended Development Standards [ADS] and Development Agreement was proposed that allows a maximum of 50 member cottages to be located in and around the golf course and club house campus.

During the planning and development of the Whisper Rock master plan, further refinement of the golf cottages program was developed and eventually reviewed and approved by the City staff, Planning Commission and City Council. These approvals included the initial Development Agreement, PCD overlay [with stipulations] and R-4R amended standards on November 27th, 2000 [29-ZN-00]. A subsequent update to the Development Agreement, PCD overlay and amended standards was approved by the City Council on April 1st, 2003 [29-ZN-00 #2].

SUMMARY OF PROPOSED REQUEST.

This application includes revisions and updates to the following previously approved documents:

- PCD Stipulations
- Development Agreement
- R-4R Development Standards

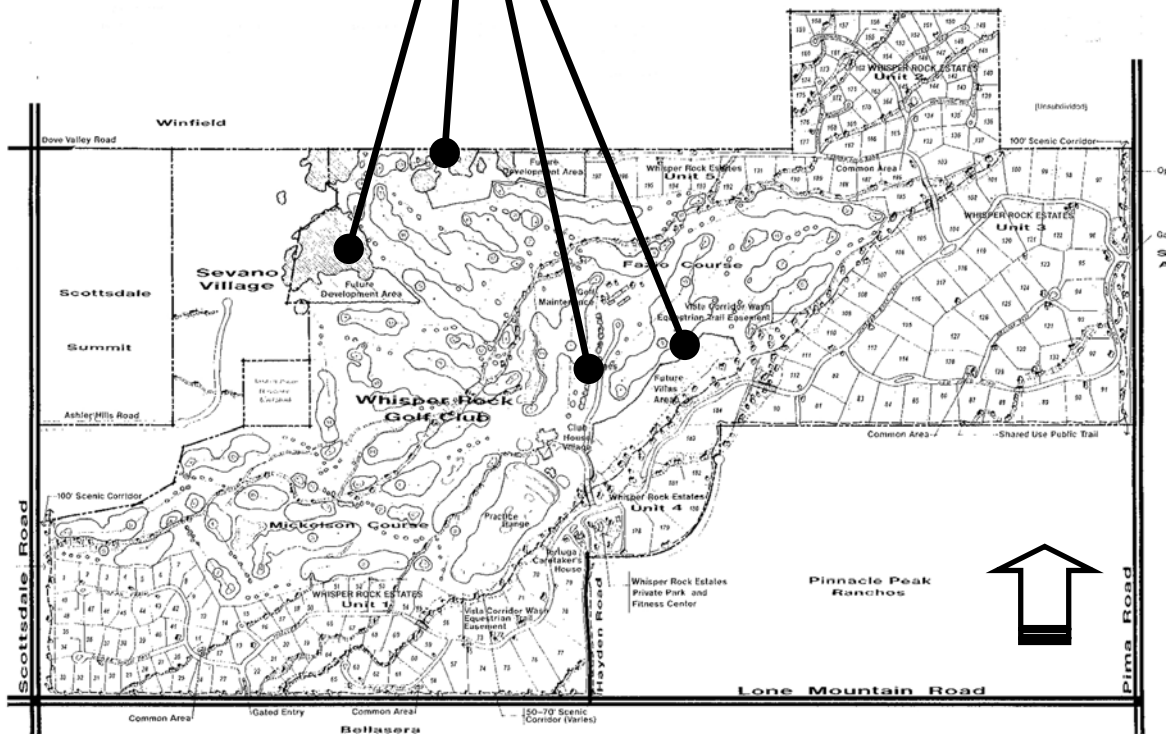
This application represents an "administrative" clean-up of existing language within the approved Whisper Rock PCD documents. These amendments are mutually beneficial to the developer and the city staff to comply with the staff's "new" interpretation of the existing stipulations and standards. The original premise for the cottages concept is exactly the same and does not result in any additional density or units.

Whisper Rock

LOCATION MAP.

Not to scale.

Potential Cottage Site Locations
[Actual locations to be determined]



ENVIRONMENTAL CONDITIONS.

Over the past six years, numerous reports and studies have been prepared by the development team addressing the Environmentally Sensitive Lands [ESL] Ordinance analysis requirements for the entire Whisper Rock community [NOTE: Whisper Rock is subject to the provisions and restrictions set forth in the 1991 version of the ESL ordinance]. These documents include:

- Topography
- Master Drainage Report
- 404 Wash Delineation
- ESL Landform Determination and Slope Analysis
- Archaeological Resources Inventory
- Native Plant Inventory & Salvage Program
- Natural Area Open Space Master Plan

Whisper Rock

PROPOSED REQUEST.

The existing entitlements permit a maximum of 50 golf club cottages to be constructed on approximately ten acres. Two issues arose during the platting process:

1. Initially, the goal was to identify small, "postage stamp" parcels scattered in and around the golf course. This concept was later determined to be impractical due to the difficulty of providing cost effective access and utility connections to individual units dispersed over a large area. The current program features cottages clustered in small groups called "Units". Approximately 4-6 cottage development "Units" are anticipated for Whisper Rock.
2. Further, during the initial platting of the first phases of golf cottages in Whisper Rock, the developer and the City Project Coordination staff determined that the 10-acre restriction creates numerous technical conflicts including cottage access, setback determinations, platting process [traditional preliminary plat versus condominium plat] and the difficulty the administrative "book-keeping" of the actual area of R-4R use. This amendment request would clean-up these issues by increasing the 10-acre "area" requirement to reflect the actual area of each development "unit". Approval of this request will result in less density for the R-4R district of Whisper Rock. With the expanded "area", the density of the R-4R district will be decreased from 5.0 units per acre to 1.8 units per acre.

NOTE: THE OVERALL MAXIMUM OF 50 COTTAGE UNITS DOES NOT CHANGE.

The following is a descriptive summary of the actual proposed amendments to existing entitlements for the Whisper Rock Club Cottages:

1. Stipulations. Amend "Planning / Development" stipulation [case 29-ZN-00 #2] number 4 to read "Maximum Dwelling Units/Maximum Density. Maximum dwelling units and maximum density shall be as indicated on the approved development submittal attached to this case except as modified herein. The maximum number of dwelling units within the R-4R parcel shall be fifty [50] dwelling units to be located on no more that ~~ten [10]~~ twenty-eight [28] acres."
2. Development Agreement. Amend the Development Agreement [No. 2001-023-COSA] Paragraph Three, "Use Restriction", to amend the reference to "...ten [10] acres in aggregate." with "...twenty-eight [28] acres in aggregate.".
3. Amended Development Standards. Also requested is additional refinement of the R-4R ADS to provide more specific definition and clarity to the text specifically related to this unique product and development program at Whisper Rock [See text revisions at the end of this report].

GENERAL PLAN.

These requests are consistent with the previously approved General Plan amendment and the City's current General Plan.

Whisper Rock

NEIGHBORHOOD CONTACT & INPUT.

During the last six years, the owner and the development team have spent a great deal of time talking to local residents and neighborhood associations that live in this area. The reaction to the Whisper Rock project thus far can be characterized as very favorable. This process will continue throughout implementation of the community. A summary of that contact effort has been submitted under separate cover with this application.

CONCLUSIONS.

This application is consistent with the original premise for the golf cottages: In conclusion:

1. Although the "details" of the previous entitlements [Development Agreement, stipulations and development standards] are being amended, the intent of the original approval remains exactly the same.
2. Clarification of the stipulations and development standards for the Whisper Rock Golf Club member cottages provide for a more direct and straight forward review and approval of the golf cottages by the developer and City Project Coordination staff during the platting and construction permitting process.
3. The proposed amendments do not result in any increase in the overall density or unit count of the Whisper Rock community.

Whisper Rock

SECTION 5.900 [R-4R] RESORT DISTRICT AMENDED DEVELOPMENT STANDARDS.

Note: Previously approved amendments [April 1, 2003] are represented in **BOLD CAPS**. Proposed revisions are represented in ***BOLD, ITALIC CAPS***.

Sec. 5.900. [R-4R] RESORT/TOWNHOUSE RESIDENTIAL DISTRICT.

Sec. 5.901. Purpose.

This district is intended primarily for self-contained accommodations which include recreational amenities and services customarily furnished at hotels, including the service of meals. Additionally, the district provides for residential development having either party walls or walled courtyards.

[Ord. No. 3069, § 1, 9-16-97]

Sec. 5.902. Approvals required.

- A. No structure or building shall be built or remodeled upon land in the R-4R district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.
- B. *Tentative plan at time of rezoning.*
 1. The Planning Commission or City Council may require any application for rezoning to resort district to be accompanied by a tentative overall development plan which shall show the following:
 - a. Topography.
 - b. Proposed street system.
 - c. Proposed block layouts.
 - d. Proposed reservation for parks, parkways, playgrounds, recreation areas and other open spaces.
 - e. Off-street parking space.
 - f. Types of buildings and portions of the area proposed therefor.
 - g. Locations of buildings, garages and/or parking spaces.
 - h. A tabulation of the total number of acres in the proposed project and a percentage thereof designated for the proposed building types.
 - i. A tabulation of overall density per gross acres.
 - j. Preliminary plans and elevations of proposed major buildings and any proposed dwelling types.
 2. The approved development review plan must substantially conform to the plan submitted at the time of rezoning.

[Ord. No. 3225, § 1, 5-4-99]

Sec. 5.903. Use regulations.

- A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:
 1. Resorts.
 2. Hotels.
 3. Motels.
 4. Guest ranches.

Whisper Rock

5. Commercial uses appurtenant thereto, such as restaurants, cocktail lounges, small retail shops; provided that the entrance to any such appurtenant use shall be from the lobby, arcade or interior patio.
6. Dwelling units having either party walls or walled courtyards made available for rent, lease or sale.
7. Accessory buildings and uses customarily incidental to the permitted uses, including private garage, home occupations, swimming pool, recreation buildings and walled driveway entrance.
8. Municipal uses.
- 8.1. Personal wireless service facilities; minor, subject to the requirements of sections 1.906, 3.100 and 7.200.
9. Timeshare project.
10. Churches and places of worship.
11. Day care home.

B. *Permitted uses by conditional use permit.*

1. Golf courses.
2. Personal wireless service facilities; major, subject to the requirements of sections 1.400, 3.100 and 7.200.
3. Recreational uses [see section 1.403 for specific uses and development criteria for each].

[Ord. No. 2323, § 1, 12-4-90; Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2571, § 1, 6-15-93; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99]

Sec. 5.904. Property development standards.

The following property development standards shall apply to all land and buildings in the R-4R district:

- A. *Lot area.* The overall site shall contain a minimum of ~~seven and one half [7 1/2]~~ **FIVE THOUSAND [5,000] SQUARE FEET** ~~acres~~ prior to street dedications.
- B. *Lot dimensions.*
 1. Width. The overall site shall have a minimum width of ~~three hundred [300]~~ **FIFTY [50]** feet.
 2. **FLAG LOTS. FLAG LOTS ARE PERMITTED AND SHALL HAVE MINIMUM WIDTH OF TWENTY [20] FEET MEASURED AT THE ADJACENT ACCESS ROAD, DRIVEWAY OR PROPERTY LINE.**
- C. *Density.* ~~SHALL NOT EXCEED AN AGGREGATE A TOTAL OF FIFTY [50] UNITS PER TEN [10] ACRES OF R-4R DISTRICT LAND.~~
 1. ~~The minimum gross land area per guest room shall be four thousand one hundred [4,100] square feet.~~
 2. ~~The minimum gross land area per dwelling unit having either party walls or walled courtyards made available for rent, lease or sale shall be five thousand seven hundred seventy [5,770] square feet.~~
 3. ~~Buildings may cover an aggregate area of twenty five [25] percent excluding parking areas.~~

Whisper Rock

~~4. The City Council may regulate concentrations of density by site plan approval.~~

D. *Building height.*

1. No building shall exceed ~~thirty five [35]~~ **TWENTY-FOUR [24]** feet in height.

E. *Overall ~~side~~ yard requirements.*

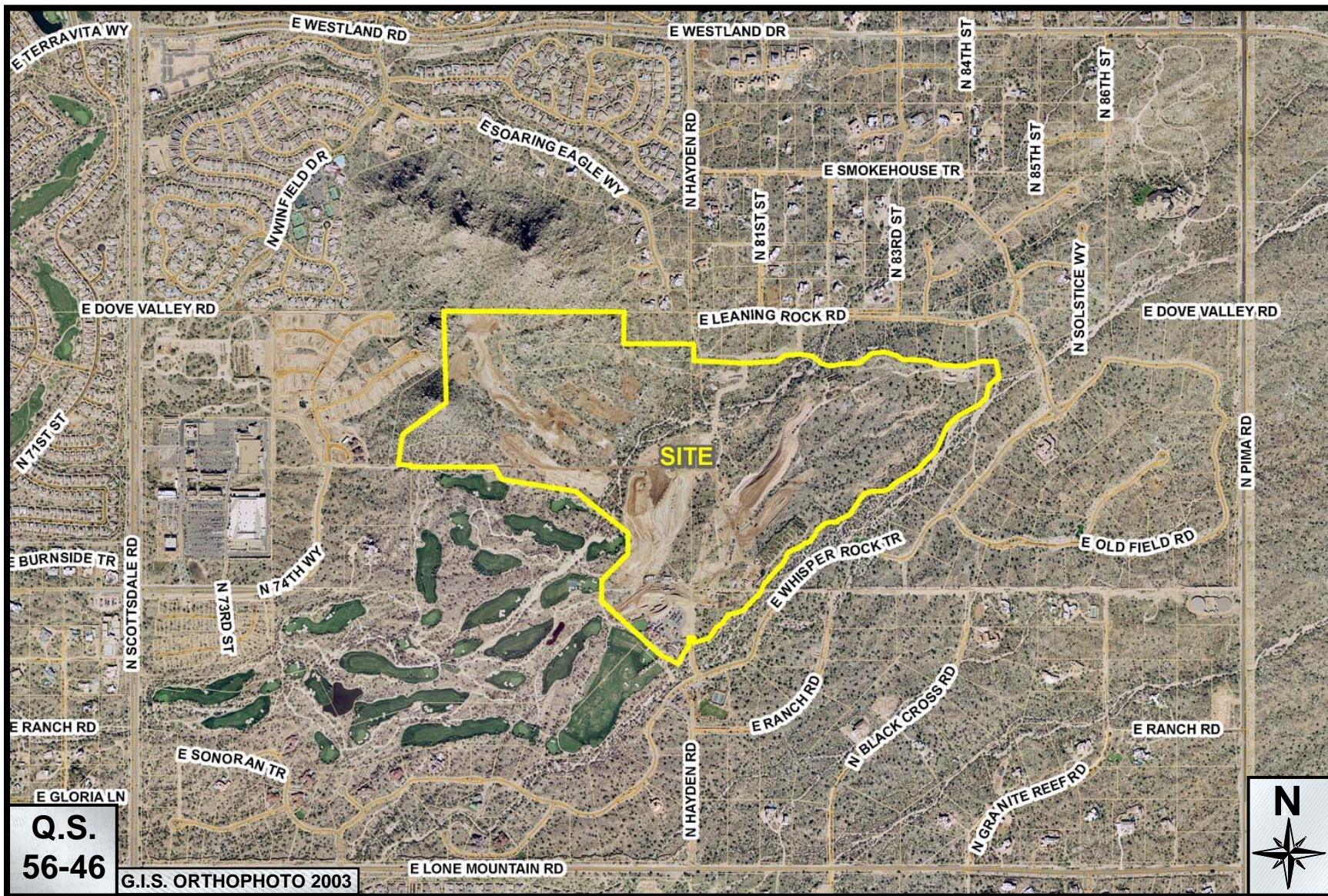
1. There shall be a yard a minimum of thirty [30] feet in depth adjacent to all perimeter property lines, including property lines abutting perimeter streets, except that the minimum yard shall be only twenty [20] feet adjacent to those perimeter property lines that abut districts other than R-1.
2. Within one hundred [100] feet of any perimeter **ARTERIAL** street or any R-1 district boundary line all buildings shall be:
 - a. Used only for guest rooms that are detached from central hotel facilities or for dwelling units.
 - b. A maximum of ~~one [1] story~~ **TWENTY-FOUR [24] FEET** in height.
3. There shall be a yard a minimum of one hundred [100] feet in depth adjacent to all perimeter **ARTERIAL** streets, maintained as meaningful open space except for pedestrian and vehicular access ways, unless buildings as allowed in 2 above are constructed. **THIS SETBACK REQUIREMENT DOES NOT APPLY TO INTERNAL PRIVATE COLLECTOR STREETS.**
4. Within fifty [50] feet of any district boundary line other than R-1, or any property line abutting additional R-4R zoning, all buildings shall be:
 - a. Used only for guest rooms that are detached from central hotel facilities or for dwelling units.
 - b. A maximum of ~~one [1] story~~ **TWENTY-FOUR [24] FEET** in height.
5. **A MINIMUM FRONT YARD OF TEN [10] FEET FROM THE FRONT PROPERTY LINE OR EIGHTEEN [18] FEET FROM BACK OF STREET OR DRIVE IMPROVEMENTS SHALL BE PROVIDED.**

EXCEPTION: THERE SHALL BE A YARD A MINIMUM OF ZERO [0] FEET IN DEPTH ADJACENT TO THOSE PROPERTY LINES THAT ABUT ANY PERMANENT OPEN SPACE USE INCLUDING HOA COMMON AREAS, GOLF COURSES, NAOS TRACTS OR EASEMENTS OR OTHER DESIGNATED COMMON AREA OPEN SPACES ADJACENT TO THE PARCEL.

F. *Buildings, walls, fences and landscaping.*

1. Walls, fences and hedges not to exceed eight [8] feet in height and walled driveway entrances not to exceed six [6] feet in height shall be permitted, except that walls, fences and hedges must not exceed three [3] feet in height in the required one-hundred-foot yard along street frontages and in the ten [10] feet adjacent to the street where a thirty-foot setback is allowed along street frontages. Those yards must be maintained as landscaped open space and may be penetrated by pedestrian and vehicular access ways only. [Walled driveway entrances not to exceed six [6] feet in height shall be permitted within the setback requirements if such entrance is compatible with the surrounding development].

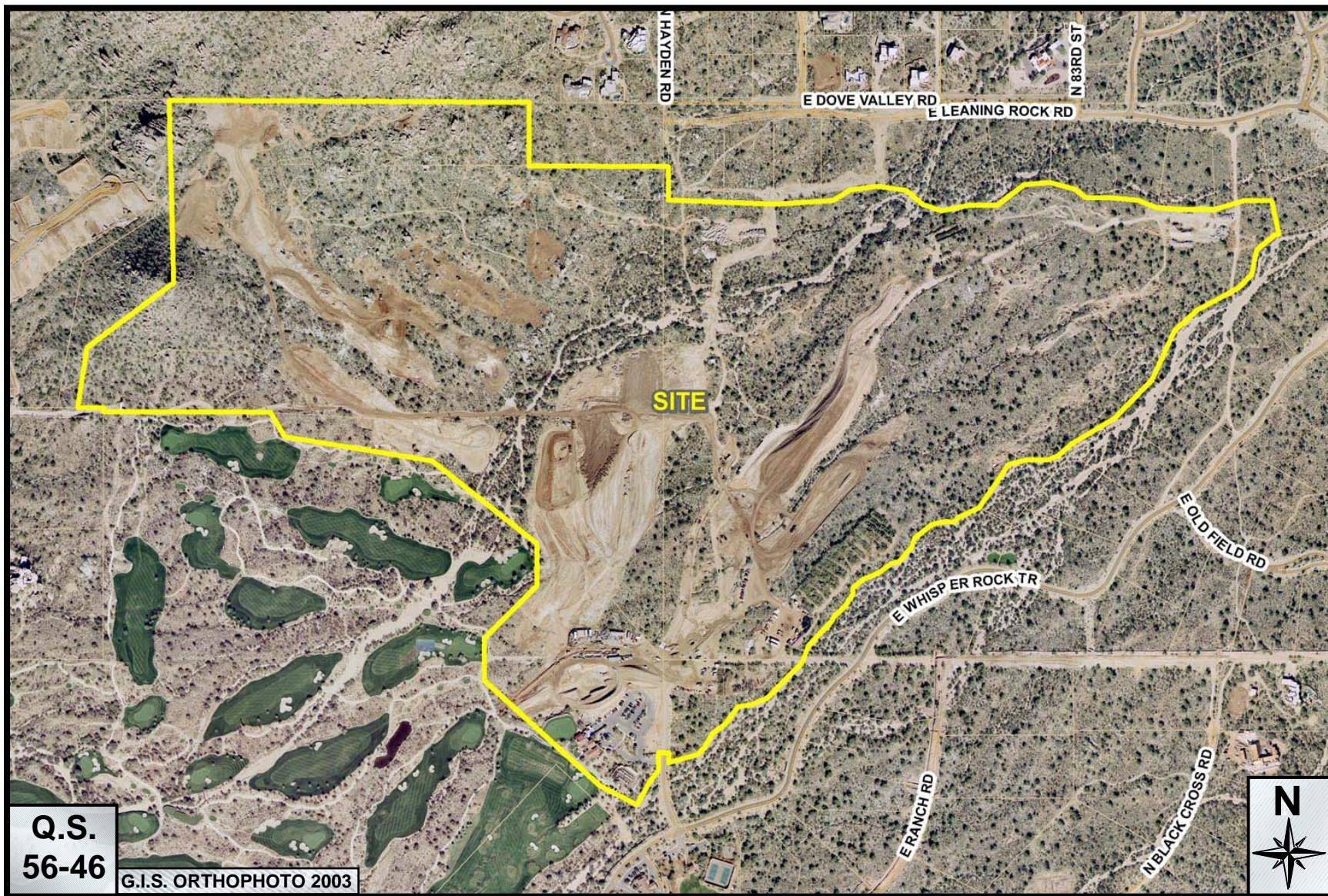
G. Other requirements and exceptions as specified in article VII.



Whisper Rock

29-ZN-2000#3

ATTACHMENT #2



Q.S.
56-46

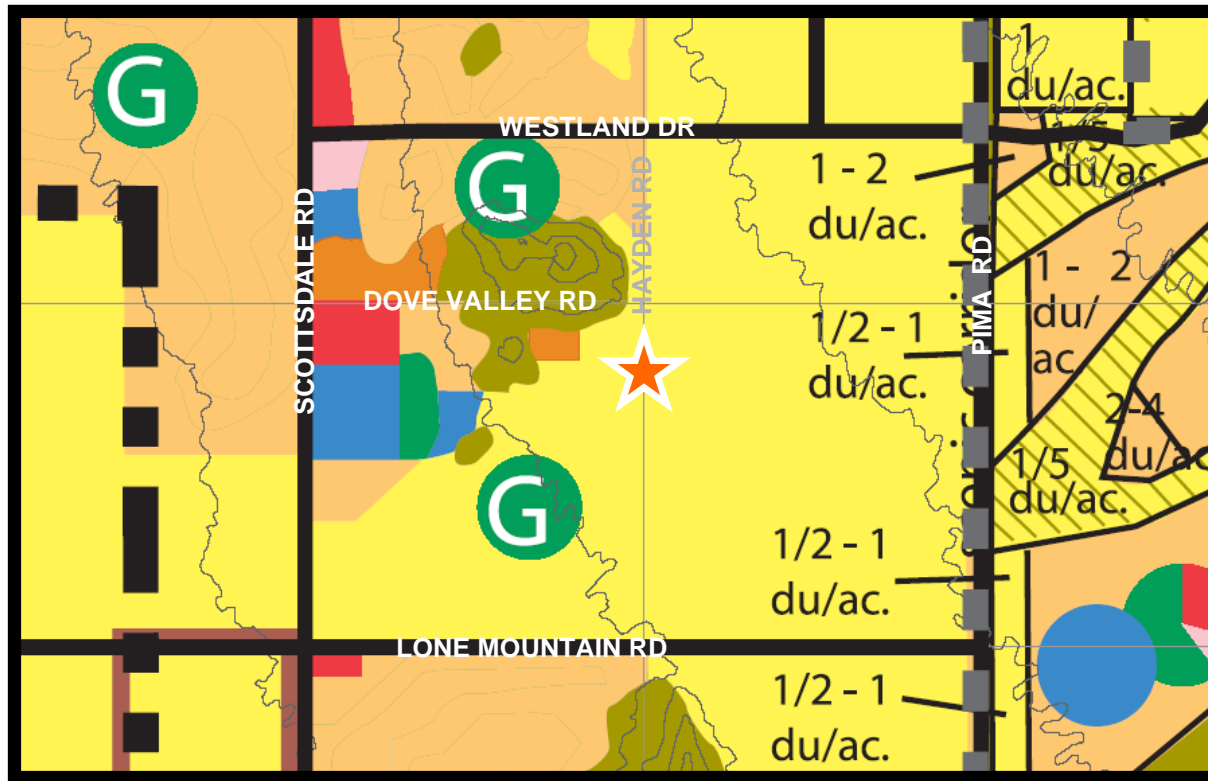
G.I.S. ORTHOPHOTO 2003

Whisper Rock

29-ZN-2000#3

ATTACHMENT #2A

General Plan



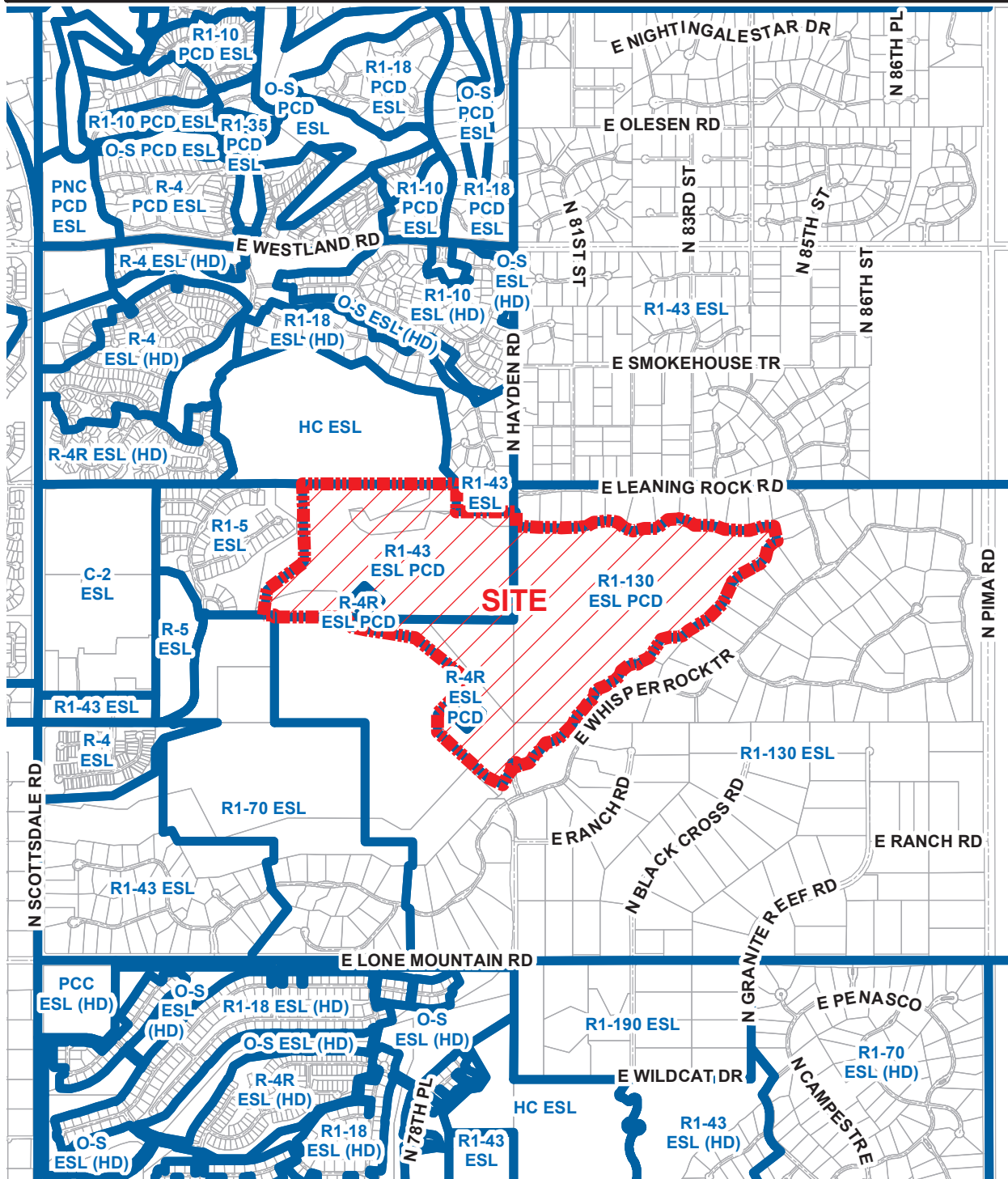
- | | |
|---|--------------------------------------|
| Rural Neighborhoods | Commercial |
| Suburban Neighborhoods | Office |
| Urban Neighborhoods | Employment |
| Mixed-Use Neighborhoods | Natural Open Space |
| Resorts/Tourism | Developed Open Space (Parks) |
| Shea Corridor | Developed Open Space (Golf Courses) |
| Mayo Support District | Cultural/Institutional or Public Use |
| Regional Use District | |
| McDowell Sonoran Preserve (as of 8/2003) | |
| Recommended Study Boundary of the McDowell Sonoran Preserve | |
| City Boundary | Location not yet determined |



29-ZN-2000#3
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of May 2004
revised to reflect General Plan amendments through June 2004

Amend stipulations, development agreement and amended development standards to case 29-ZN-2000#2



29-ZN-2000#3

ATTACHMENT #4



STIPULATIONS FOR CASE ~~29-ZN-00~~ ~~29-ZN-00 #2~~ 29-ZN-00#3

PLANNING/ DEVELOPMENT

1. LOCATION OF GOLF COTTAGES. The golf cottages may be scattered within the PCD area and a minimum of 50% of the golf cottages shall be located in the currently approved and proposed expansion areas shown on the 30 September 2002 Whisper Rock illustrative development plan, attached as Exhibit 1.
2. SITE DESIGN. The ultimate site design shall demonstrate sensitivity in the siting of the individual golf cottages in order to prevent negative impacts on the trail areas.
3. CONFORMANCE TO DEVELOPMENT SUBMITTAL. Development shall conform with the site plan and development program narrative submitted by Tornow Design Assoc. and dated 3 JANUARY 2003. These stipulations take precedence over the above-referenced site plan and development program. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
4. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. Maximum dwelling units and maximum density shall be as indicated on the approved development submittal attached to this case, except as modified herein. The maximum number of dwelling units within the R-4R parcel shall be fifty (50) dwelling units to be located on not more than ~~40~~ **28** acres.
5. COMPARABLE DISTRICT. The site shall be zoned to Planned Community (PC) District. The developer has proposed a site plan and development program with uses and densities comparable to the zoning district of Resort/Townhouse Residential District (R-4R). The Planning and Development Services General Manager, or designee, shall determine the comparable zoning category based on the type and intensity of land uses, at the time of final plans submittal.
6. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the amended development standards dated 9/15/00 and attached in the Whisper Rock narrative, except the R-4R amended development standards. Development within the R-4R parcel shall conform to the amended development standards dated ~~3 January 2003~~ **24 JUNE 2005**, as attached in the Whisper Rock narrative. Any change to the development standards shall be subject to subsequent public hearings before the Planning Commission and City Council.
7. PEDESTRIAN ACCESS. With the Development Review Board submittal, the developer shall submit a conceptual trails and path plan providing pedestrian access to the recreational and commercial areas on and adjacent to the site.
8. USE. The resort (casita) use is intended for members of the golf club only. Rental of the casitas to the general public shall be prohibited.

ENVIRONMENTAL DESIGN

1. ALTERATIONS TO NATURAL WATERCOURSES. Any proposed alteration to the

natural state of watercourses with a 100 year peak flow rate estimated between 250 cfs and 749 cfs shall be subject to Development Review Board approval.

2. VISTA CORRIDOR. All watercourses with a 100 year peak flow rate of 750 cfs or greater shall be designated as Vista Corridors. Each Vista Corridor shall be established by a continuous scenic easement with a minimum width of one hundred (100) feet. Each Vista Corridor easement shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourses. At the time of the Development Review Board submittal, the developer shall stake the boundaries of the Vista Corridor easement as determined by city staff. All Vista Corridors shall be left in a natural state. The final plat or site plan shall show and dedicate all Vista Corridor easements.
3. VISTA CORRIDOR EASEMENTS-ADJACENT WALLS. Solid walls adjacent to Vista Corridor easements shall comply with the following standards:
 - a. Walls shall not be constructed within the Vista Corridor easement.
 - b. Walls shall be located only within any approved construction envelopes.
 - c. Solid, opaque walls higher than three (3) feet shall be set back four (4) feet from the approved Vista Corridor easement for each one (1) foot of solid, opaque wall height above three (3) feet. No wall shall exceed six (6) feet in height.
4. BOULDERS AND BEDROCK OUTCROPS. With the Development Review Board submittal, the developer shall submit a plan identifying all boulders larger than four (4) feet in diameter and all bedrock outcrops.
5. NON-PROTECTED NATIVE PLANTS. Native plants which are not protected by the Scottsdale Revised Code native plant provisions, but which are necessary for on-site re-vegetation, are suitable for transplanting, or are necessarily uprooted for road building or similar construction, as determined by city staff, shall be stockpiled during construction and shall be replanted in on-site landscape areas by the developer before the final site inspection.
6. LOCATION OF INTERNAL STREETS AND DRIVEWAYS. Before Development Review Board submittal, the developer shall stake the alignments for all internal streets and driveways subject to inspection by city staff to confirm that the proposed alignments result in the least environmental and hydrological impact. The Zoning Administrator may approve the use of rectified aerial photographs in lieu of on-site staking.
7. MAINTENANCE AND PRESERVATION-RECORDED AGREEMENT. Before issuance of any building permit for the site, the developer shall record an agreement, satisfactory to city staff, detailing the maintenance and preservation by the developer and its successors of all common areas, landscape buffers, natural areas, drainage easements and private access ways on the site and abutting rights-of-way. These designated areas shall not be accepted for maintenance or be accepted for ownership by the city without the approval of the City Council.
8. CONSTRUCTION ENVELOPES. As part of the Development Review Board submittal for any parcel, a building envelope exhibit shall be included for review and subject to approval.

9. NATURAL AREA OPEN SPACE (NAOS)-IDENTIFICATION. With the Development Review Board submittal, the developer shall submit a plan for the site identifying the required NAOS and a table identifying, as to each lot and tract, the required amount of NAOS, the percentage of slope, and the type of land form. All required NAOS shall be dedicated or conveyed in conformance with the Scottsdale Revised Code and permanently maintained as NAOS.

MASTER PLANS

1. MASTER PLANS GENERALLY. The developer shall have each addendum to the Master Plan specified below prepared by a registered engineer licensed to practice in Arizona prior to any Development Review Board submittal
 - a. Schedule A - Addendum to the Circulation Master Plan (including paths & trails)
 - b. Schedule B - Addendum to the Water & Wastewater Master Plans
 - c. Schedule C - Addendum to the Master Environmental Design Concept Plan
 - d. Schedule D - Addendum to the Drainage Master Plan

SCHEDULE A: Addendum to the Circulation Master Plan

1. ADDENDUM COPIES. Before approval of the addendum to the master Circulation Plan by the Transportation Department, the developer shall, when requested by city staff, submit two (2) hard copies and one (1) disc copy of the complete addendum.
2. ADDENDUM APPROVAL. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the addendum to the Master Circulation Plan.

SCHEDULE B: Addendum to the Water & Wastewater Master plans

1. ADDENDUM COPIES. Before approval of the addendum to the Master Water & Wastewater Master plan report by the Water Resources Department, the developer shall, when requested by city staff, submit two (2) hard copies and one (1) disc copy of the complete addendum.
2. ADDENDUM APPROVAL. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the addendum to the Master Water & Wastewater Master plan report.

SCHEDULE C: Addendum to the Master Environmental Design Concept Plan

1. ADDENDUM COPIES. Before approval of the addendum to the Master Environmental Design Concept Plan report by the Community Development Department, the developer shall, when requested by city staff, submit two (2) hard copies and one (1) disc copy of the complete addendum.

2. ADDENDUM APPROVAL. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the addendum to the Master Environmental Design Concept Plan report.

SCHEDULE D: Addendum to the Drainage Master Plan

1. ADDENDUM COPIES. Before approval of the addendum to the master drainage report by the Drainage Planning Department, the developer shall, when requested by city staff, submit two (2) hard copies and one (1) disc copy of the complete addendum.
2. ADDENDUM APPROVAL. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the addendum to the master drainage report.
3. DISTURBED WASH CORRIDORS. The predominant storm water management component shall be the use of the existing, undisturbed washes that traverse the site, as determined by city staff. With the development review board submittal, the developers shall show revision to these washes on the master drainage plan, and/or by subsequent addendum.

CIRCULATION

1. STREET CONSTRUCTION. Before issuance of any certificate of occupancy is issued for the site, the developer, at its expense, shall dedicate right-of-way and construct street improvements, in conformance with the approved Master Circulation Plan and any addenda.
2. IN LIEU PAYMENTS. At the direction of city staff, before issuance of any building permit for the site, the developer shall not construct the street improvements specified by the approved Master Circulation plan and any addenda, but shall make an in lieu payment to the city. Before any final plan approval, the developer shall submit an engineer's estimate for plan preparation, design and construction costs of a half street, including lanes of pavement with curb and gutter, half median improvements (curb, gutter and landscaping), and any required drainage structures. The in lieu payment shall be based on this estimate, plus five percent (5%) contingency cost and other incidental items, as determined by city staff.
3. AUXILIARY LANE CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer, at its expense, shall dedicate the necessary right-of-way, as determined by city staff, and construct right-turn deceleration lanes at all site entrances as necessary, in conformance with the approved Circulation Master Plan and any addenda, and the Design Standards and Policies Manual.
4. RIGHT-OF-WAY ABANDONMENT. With the final plat submittal, the developer shall submit an application to abandon, as necessary, any existing right-of-way that is not to be incorporated in the site street system. The city makes no commitment to approve the application for abandonment.
5. PRIVATE STREET CONSTRUCTION. All private streets shall be constructed to full

public street standards, except equivalent construction materials or wider cross sections may be approved by City Staff. In addition, all private streets shall conform to the following requirements:

- a. No internal private streets shall be incorporated into the city's public street system at a future date unless they are constructed, inspected, maintained and approved in conformance with the city's public street standards. Before any lot is sold, the developer shall record a notice satisfactory to city staff indicating that the private streets shall not be maintained by the city.
- b. Before any issuance of certificate of occupancy for the site, the developer shall post access points to private streets to identify that vehicles are entering a private street system.
- c. Secured access shall be provided on private streets only. The developer shall locate security gates a minimum of 75 feet from the back of curb to the intersecting street. The developer shall provide a vehicular turn-around between the public street and the security gate.

DRAINAGE AND FLOOD CONTROL

1. **CONCEPTUAL DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Demonstrate consistency with the approved master drainage plan and report entitled Final Drainage Master Plan for Whisper Rock Development, prepared by Pacific Advanced Civil Engineering, revised January 2000, accepted ~~as noted~~ by city staff, and any subsequent addenda to the master drainage plan.
 - b. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
2. **FINAL DRAINAGE REPORT.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation. In addition, the final drainage report and plan shall:
 - a. Demonstrate consistency with the approved master drainage plan and report entitled Final Drainage Master Plan for Whisper Rock Development, prepared by Pacific Advanced Civil Engineering, revised January 2000, accepted ~~as noted~~ by city staff, and any subsequent addenda to the master drainage plan.
 - b. Addenda generated by final drainage analysis for this site shall be added to the appendix of the final drainage report.
 - c. Determine easement dimensions necessary to accommodate design discharges.
 - d. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - e. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.

- f. Include a complete description of requirements relating to project phasing.
3. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event, or by the conditions set forth in the approved Final Drainage Master Plan for Whisper Rock Development or subsequent addenda to the master drainage report.
 - a. Storage basin capacity shall not be reduced by proposed landscaping improvements.
 - b. Storage basin design shall incorporate significant landscaping requirements.
 - c. Improvement plans shall NOT be submitted to the city for review until the developer has obtained the waiver approval.
4. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
5. DRAINAGE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

WATER

1. COMPLIANCE. All water lines shall be designed and constructed in accordance with the city's Water Master Plan and the approved Whisper Rock Water Master Plan prepared by GeoDimensions, Inc. In addition:
 - (1) Any design that modifies the approved master report and plan requires from the developer a site-specific addendum to the master plan, subject to review and approval by the Water Resources Department.
 - (2) Addenda generated by the analysis for this site shall be added to the appendix of the approved master report.
2. NEW WATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.
3. WATERLINE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

WASTEWATER

1. COMPLIANCE. All sewer lines shall be designed and constructed in accordance with the city's Wastewater Master Plan and the approved Whisper Rock Wastewater Master Plan and report prepared by GeoDimensions, Inc. In addition:
 - (1) Any design that modifies the approved master reports and plans requires from the developer a site-specific addendum to the master plan, subject to review and approval by the Water Resources Department.
 - (2) Addenda generated by the analysis for this site shall be added to the appendix of the approved master report.
2. NEW WASTEWATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
3. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

OTHER REQUIREMENTS

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]
The developer shall:
 - Submit a completed Notice of Intent (NOI) to the EPA.
 - Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the EPA.
2. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
3. SECTION 404 PERMITS. Before issuance of any development permits for the site, the developer shall certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
4. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county (602)-507-6727 for fees and application information.

5. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Development Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
6. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
 - a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
 - e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
 - (1) Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to review and approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
 - (2) Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
 - (3) Provide to the MCESD a copy of the "Request for Certificate of Approval of Construction" of water/sewer lines with all appropriate quantities.
 - (4) Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

ADDITIONAL INFORMATION

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES.** The approved development program may be changed due to drainage issues, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the development program.
2. **REVEGETATION OF SCENIC & VISTA CORRIDORS.** The Development Review Board may approve revegetation of the Scenic & Vista Corridors.
3. **BOULDER AND ROCK OUTCROPS PROTECTION.** The protection and maintenance of boulder and rock outcrops shall be subject to Development Review Board approval.
4. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The City's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

ENGINEERING

1. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
2. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development, including but not limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
3. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in lieu of any water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee which is applicable at the time building permits are granted.
4. **CITY CONTROL OF ACCESS.** The City retains the right to modify or void access within city right-of-way. The City's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations outlined above.

CITIZEN OUTREACH REPORT
Amended Development Agreement, Planned Community District [PCD]
Overlay and Development Standards of "Whisper Rock Villas/Cottages"

Case # 647-PA-2003

Overview

This neighborhood outreach plan is being performed in association with an application for revisions to:

1. previously approved Development Agreement
2. previously approved Planned Community District [PCD] stipulations
3. previously approved R-4R Amended Development Standards [ADS]

These amendments are intended to improve the administration of cottage placement within the previously established planning area. As part of the request, Citizen Outreach has been done and will be ongoing throughout the approval process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, homeowners associations and other interested parties. Communication with these parties is ongoing throughout the process. Work on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and will continue through process. Communication with interested parties has taken place with verbal, written, and/or electronic contact.

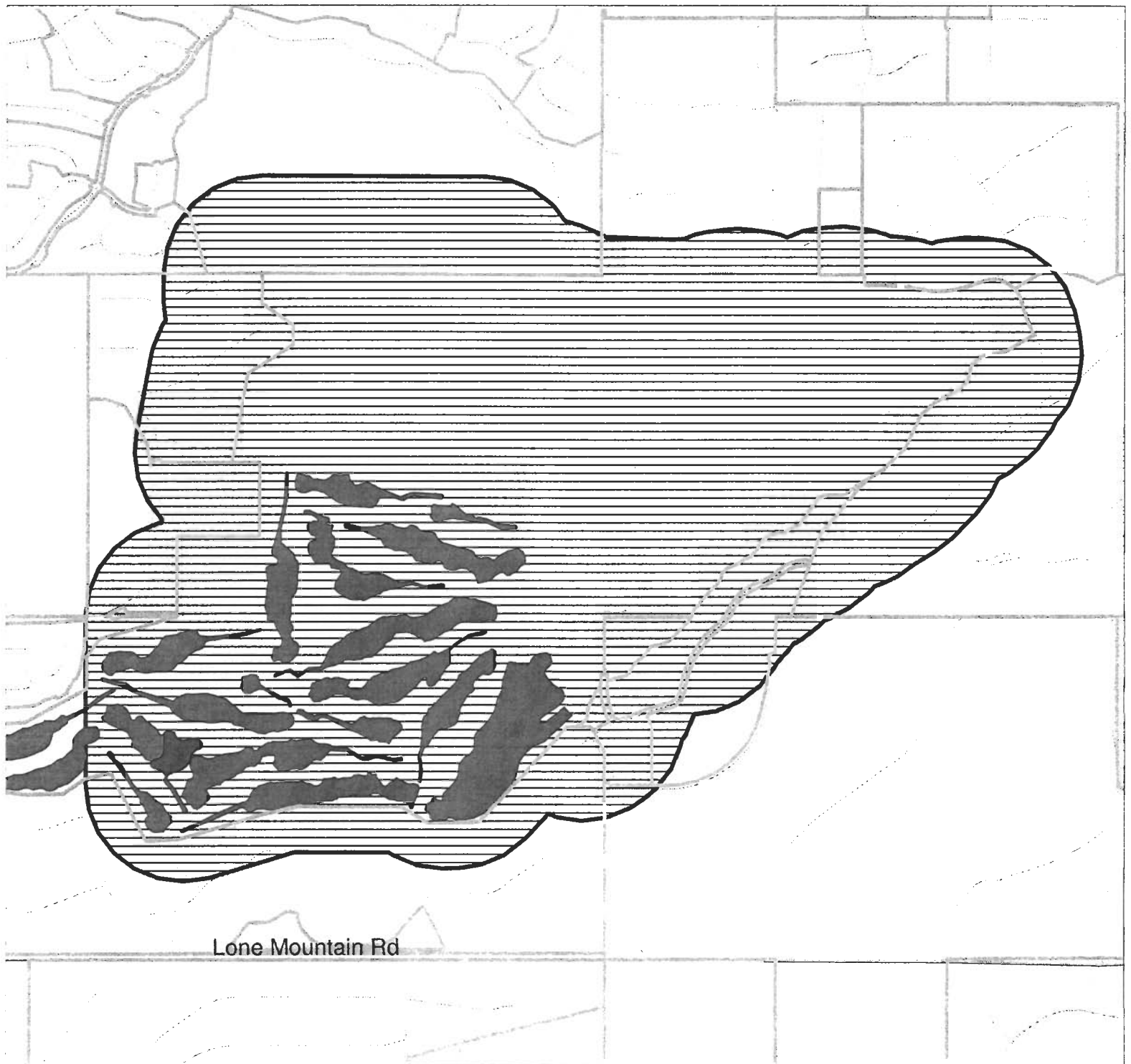
Community Involvement

On June 8, 2005 a notification letter about the project was sent first class mail to property owners within 750 feet of the project (see attached letter and notification boundary). This letter also announced an open house, on June 22, 2005 that was held at the Whisper Rock Gate House. Six people attended the meeting (see attached sign in sheet and meeting notes).

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. As previously stated, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

Attachments: 750' Notification Mailing Map
 750' Notification Mailing Labels Copy
 Notification Letter
 Open House Sign In Sheet
 Open House Meeting Notes

750' Mailing Area



Whisper Rock Golf Villas 750'

AFSARY CYRUS
PO BOX 3217
SCOTTSDALE, AZ 85271
Parcel: 216-47-189

ALLEN BARBARA
KATHLEEN/MCNULTY WALTER H SR
7638 E. SHOOTING STAR WAY
SCOTTSDALE, AZ 85262
Parcel: 216-47-190

ALLIE GREG/VIRGINIA
21329 N 73RD WY
SCOTTSDALE, AZ 85255
Parcel: 216-51-023

ANTONICK BEVERLY A TR
7496 SUNSET SKY CR
SCOTTSDALE, AZ 85262
Parcel: 216-48-778

BOYLE WILLIAM J/BARBARA A
1938 STOUT DR
WARMINSTER, PA 18974
Parcel: 216-52-066

BOZARTH STEPHEN E/GRETCHEN K
7989 E SOARING EAGLE WAY
SCOTTSDALE, AZ 85262
Parcel: 216-48-730

BRESSLER EUGENE N
7101 E BALANCING ROCK RD
SCOTTSDALE, AZ 85262
Parcel: 216-51-103

BROWN MICHAEL L/PATRICIA M
7569 E CAMINO SALIDA DEL SOL
SCOTTSDALE, AZ 85262
Parcel: 216-51-115

BROWN THOMAS R/FRANCES M
629 HILLCREST DR
LIBERTYVILLE, IL 60048
Parcel: 216-48-780

BUDWIG HERBERT/STEPHANIE
32947 N 74TH WY
SCOTTSDALE, AZ 85262
Parcel: 216-51-142

BUE WILLIAM D JR
613 ROBIN DALE DR
AUSTIN, TX 78734
Parcel: 216-51-070

CANTERBURY HOLDINGS GROUP
LLC
2490 LEGENDS WY
CRESTVIEW HILLS, KY 41017
Parcel: 216-52-117

CONTRERAS STEVE/PEGGY A
8180 E DOVE VALLEY RD
SCOTTSDALE, AZ 85262
Parcel: 216-47-003-W

COVER HERBERT S/ARLINE E TR
6924 E NIGHT GLOW CIR
SCOTTSDALE, AZ 85262
Parcel: 216-51-022

CT AJ INVESTMENTS LLC
7377 E DOUBLETREE RANCH RD STE
100
SCOTTSDALE, AZ 85258
Parcel: 216-51-096-B

DESERT REFLECTIONS INC
7377 E DOUBLETREE RANCH RD STE
100
SCOTTSDALE, AZ 85258
Parcel: 216-52-145

EHLE ROBERT ROSS/CHRISTINE
MARIE
8230 E DOVE VALLEY RD
SCOTTSDALE, AZ 85262
Parcel: 216-47-007-T

EMPIE HART W/ARLENE S TR
PO BOX 2293
CAREFREE, AZ 85377
Parcel: 216-51-003-A

FITZGERALD SCOTTSDALE
PROPERTIES LLC
16212 S 35TH WAY
PHOENIX, AZ 85048
Parcel: 216-52-010-A

GILLENWATER POWELL B III
32911 N 74TH WY
SCOTTSDALE, AZ 85262
Parcel: 216-51-140

GLEN EAGLE PARTNERS LLC
17797 N PERIMETER DR STE NO 115
SCOTTSDALE, AZ 85255
Parcel: 216-51-106

GLYNN MICHAEL S/BETTY B
748 S JULIAN
NAPERVILLE, IL 60540
Parcel: 216-48-779

GOLD RICHARD W TR
25 MANDERLEIGH ESTATES
ST LOUIS, MO 63131
Parcel: 216-52-098

GRANDY THOMAS C/JANICE M
7575 E CAMINO SALIDA DEL SOL
SCOTTSDALE, AZ 85262
Parcel: 216-51-116

GRAY DAVID L/SUSAN L
7960 E SOARING EAGLE WAY
SCOTTSDALE, AZ 85262
Parcel: 216-48-728

HAEHN JEFFREY S/MEILAN
7538 E CAMINO PUESTA DEL SOL
SCOTTSDALE, AZ 85262
Parcel: 216-51-105

HANKS GREGG/CYNTHIA K
3003 N CENTRAL 260
PHOENIX, AZ 85012
Parcel: 216-52-101

HANNINK PATRICK
8002 E DOVE VALLEY RD
SCOTTSDALE, AZ 85262
Parcel: 216-47-003-G

HARAZIN W/FRENCH B/POSNER
G/BRISKY L
PO BOX 1837
RALEIGH, NC 27602
Parcel: 216-48-782

HOLLOWAY JOHN
34462 N SCOTTSDALE STE B-4
SCOTTSDALE, AZ 85262
Parcel: 216-48-731

HUGHES PATRICIA JANE
10270 S PROGRESS WY
PARKER, CO 80134
Parcel: 216-48-738

JACKSON STEVE M/KATHLEEN P
4417 BURNING TREE LOOP
FLAGSTAFF, AZ 86004
Parcel: 216-51-136

JASTROW TERRY TR
501 S BEVERLY DR FL 3
BEVERLY HILLS, CA 90212
Parcel: 216-51-060

JONES NORMAN M/ EUNICE M
7507 QUIEN SABE WAY
SCOTTSDALE, AZ 85262
Parcel: 216-48-781

KAPLAN JAY M TR
970 W BROADWAY NO 443
JACKSON, WY 83001
Parcel: 216-51-056

KONERKO PAUL H/JENNIFER
K/HENRY W TR
5440 VIA BUENA VISTA
PARADISE VALLEY, AZ 85253
Parcel: 216-52-199

KTM PARTNERS LLC
7530 E VILLA ESTRELLA
SCOTTSDALE, AZ 85258
Parcel: 216-51-017

LAS PIEDRAS AT SEVANO VILLAGE
HOA INC
17797 N PERIMETER DR STE NO 115
SCOTTSDALE, AZ 85255
Parcel: 216-51-168

LEE BRIAN P
2375 E CAMELBACK RD NO 300
PHOENIX, AZ 85016
Parcel: 216-52-097

LEREW CURT A III/CAROL
32857 N 74TH WY
SCOTTSDALE, AZ 85262
Parcel: 216-51-137

LONSDALE WILLIAM R/LORRAINE G
PO BOX 10070
PHOENIX, AZ 85064
Parcel: 216-48-733

MARINO CUSTOM HOMES INC
8655 E VIA DE VENTURA #G151
SCOTTSDALE, AZ 85258
Parcel: 216-48-727

MARTELL DEBORAH ANN
7488 E SUNSET CIR
SCOTTSDALE, AZ 85262
Parcel: 216-48-777

MARTIN KIM A
33125 N 81ST ST
SCOTTSDALE, AZ 85262
Parcel: 216-47-188

MARTYS INC
PO BOX 9
STEWART, MN 55385
Parcel: 216-52-103

MAYER JERRY M
6537 N 29TH ST
PHOENIX, AZ 85016
Parcel: 216-52-099

MEADE MICHAEL/CASA BUENA
CONSTRUCTION LLC
11831 N BLACKHEATH RD
SCOTTSDALE, AZ 85254
Parcel: 216-52-144

MELVIN GEORGE L/THERESA L
9213 N 10 DR
PHOENIX, AZ 85021
Parcel: 216-47-300

MICKELSON PHILIP/AMY
21650 OXNARD ST
WOODLAND HILLS, CA 91367
Parcel: 216-51-059

NEUFELD MATTHEW W/KIMBERLY R
32893 N 74TH WY
SCOTTSDALE, AZ 85262
Parcel: 216-51-139

NEUMAYER THOMAS J/KATHERINE
620 SUNFLOWER CT
SAN RAMON, CA 94583
Parcel: 216-48-732

OZAWA SPENCER TR
19897 DOUGLASS LN
SARATOGA, CA 95070
Parcel: 216-51-076

PAOLETTI WYAN H/MARIAN A TR
32874 N 74TH WY
SCOTTSDALE, AZ 85262
Parcel: 216-51-143

PATEL NILESH/LISA T
7974 E SOARING EAGLE WY
SCOTTSDALE, AZ 85262
Parcel: 216-48-729

PLATTNER TRUST THE
14017 N MESQUEITE LN
FOUNTAIN HILLS, AZ 85268
Parcel: 216-52-110

POSTILLION VICTOR R/KERRY J
15W 268 60TH ST
BURR RIDGE, IL 60527
Parcel: 216-51-141

RENDER JAMES D
8050 E DOVE VALLEY RD
SCOTTSDALE, AZ 85262
Parcel: 216-47-003-F

RENDER JAMES D
7047 E GREENWAY PKWY
SCOTTSDALE, AZ 85254
Parcel: 216-47-003-E

RIGGS CHRIS
2517 TOUNAMENT DR
CASTLE ROCK, CO 80104
Parcel: 216-51-082

ROCKAM LLC
6510 N SCOTTSDALE RD
SCOTTSDALE, AZ 85253
Parcel: 216-51-071

SANDERS CHRISTINE A
8681 E ARTISAN PASS
SCOTTSDALE, AZ 85262
Parcel: 216-52-102

SAPPHIRE PEAK PARTNERS LLC
9118 E LA POSADA CT
SCOTTSDALE, AZ 85255
Parcel: 216-51-019

SCHWIETERS JOHN/LYNNEA D
19 HIGH POINT RD
DELLWOOD, MN 55110
Parcel: 216-51-074

SCOTT JEAN TR
7109 E ARLINGTON RD
SCOTTSDALE, AZ 85253
Parcel: 216-52-015

SHUTACK STEVEN V/SANDRA J
8150 E DOVE VALLEY RD
SCOTTSDALE, AZ 85262
Parcel: 216-47-003-V

SILVERBERG KAREN L TR
118 S 14TH AVE
LONG PORT, NJ 08403
Parcel: 216-52-150

SMUCKER RICHARD/EMILY
935 E WASHINGTON ST
MEDINA, OH 44256
Parcel: 216-52-140

SOUTH ARIZONA LAND &
DEVELOPMENT LLC
P O BOX 540489
OMAHO, ME 68154
Parcel: 216-51-054

STEELE DALE K/JEAN E
67 WHITTINGTON DR
BROWNSBURG, IN 46112
Parcel: 216-48-737

STEVEN D JACOBSON REV TRUST
10040 E HAPPY VALLEY RD 23
SCOTTSDALE, AZ 85255
Parcel: 216-51-057

STOKER DAVID M/SANDRA L TR
8140 E DOVE VALLEY RD
SCOTTSDALE, AZ 85262
Parcel: 216-47-191

STORTZ THOMAS C
1025 EL DORADO BLVD
BROOMFIELD, CO 80021
Parcel: 216-51-083

STRANG WILLIAM S/MARGARET
8519 COUNTRY CLUB DR
BETHESDA, MD 20817
Parcel: 216-52-200

SUTTON DAVID A
300 E 75TH ST NO 16C
NEW YORK, NY 10021
Parcel: 216-51-104

TIMCO HOLDINGS LLC
PO BOX 99
BOZEMAN, MT 59715
Parcel: 216-52-152

TKACHUK KEITH/CHANTAL
11243 HUNTERS POND RD
ST LOUIS, MO 63141
Parcel: 216-52-151

TOKATLIAN EDWARD/MARIA TR
2105 E RANCH RD
TEMPE, AZ 85284
Parcel: 216-52-016

TYLER LANE PROPERTIES LLC
42950 PEDERSEN LN
ANTIOCH, IL 60002
Parcel: 216-52-141

VORPAHL THOMAS E/CONNIE J
5100 E COUNTRY LAKE RD
FLAGSTAFF, AZ 86004
Parcel: 216-51-138

W R E LOT #152 LLC
7377 E DOUBLETREE RANCH RD STE
100
SCOTTSDALE, AZ 85258
Parcel: 216-52-100

WEATHERSBY WILLIAM P/PAULA D
TR
30600 N PIMA RD UNIT 171
SCOTTSDALE, AZ 85262
Parcel: 216-52-148

WHISPER ROCK 73 LLC
16121 N 78TH ST NO 102
SCOTTSDALE, AZ 85260
Parcel: 216-51-077

WHISPER ROCK ESTATES
COMMUNITY ASSOC
7377 E DOUBLETREE RANCH RD STE
100
SCOTTSDALE, AZ 85258
Parcel: 216-51-086

WHISPER ROCK ESTATES LLC
7377 E DOUBLETREE RANCH RD STE
100
SCOTTSDALE, AZ 85258
Parcel: 216-52-177

WHISPER ROCK GOLF LLC
7377 E DOUBLETREE RANCH RD STE
100
SCOTTSDALE, AZ 85258
Parcel: 216-51-087-B

WHITE ROBERT B/STELLA J
7552 E WHISPER ROCK TRL
SCOTTSDALE, AZ 85262
Parcel: 216-51-020

WINFIELD OWNERS COMMUNITY
ASSOCIATION
33505 N WINFIELD DR
SCOTTSDALE, AZ 85262
Parcel: 216-48-774

YORKE ENTERPRISES INC
7941 E. SOARING EAGLE WY.
SCOTTSDALE, AZ 85262
Parcel: 216-48-736

ZOELLNER GARY W/CAROLE J
8222 E DOVE VALLEY RD
SCOTTSDALE, AZ 85262
Parcel: 216-47-007-S

ZUBER RONALD S TR
8308 E ARROYO HONDO RD
SCOTTSDALE, AZ 85262
Parcel: 216-48-735



June 8, 2005

Dear Neighboring Property Owner:

The purpose of this letter is to advise you that a request is being considered for submittal to the City of Scottsdale for the approval of a revision to the R-4R Whisper Rock Villas and golf cottages at Whisper Rock. The request is a revision to the planning area and to the previously approved Development Agreement; together with an amended application for a Planned Community District [PCD] overlay and a revision to the R-4R [previously amended] Amended Development Standards [ADS] for improved administration of cottage placement within revised planning area. The request does not include any increase to the number of units already approved, but will allow flexibility for placement of the R-4R Whisper Rock Villas and golf cottages at Whisper Rock.

If you would like additional information, you are invited to attend a neighborhood open house to be held Wednesday, June 22, from 6:00 to 7:00 PM at the Gatehouse for Whisper Rock, located at 7999 E. Whisper Rock Trail. If you cannot attend the open house, or would like more information, please feel free to call Technical Solutions, who have been working on our behalf in contacting neighborhood property owners about this project, at 602-957-3434. The City of Scottsdale Project Coordinator for this project is Kira Wauwie who can be reached at 480-312-7000.

Sincerely,

A handwritten signature in cursive script that reads "Patricia Perna".

Patricia Perna

GRAYHAWK WHISPER ROCK GOLF VILLAS/COTTAGES

Neighborhood Open House Sign-In Sheet

Wednesday, June 22, 2005

Print Name	Address	Phone
1. JANECE GRANDY	7575 E. Camino Solida Del Sol	480-473-0707
2. JEAN SCOTT	7109 E. Arlington Rd Scotts	480-894-2075
3. DAVE GRAY	7960 E. Soaring Eagle	480-575-5817
4. BILL LONSDALE	7965 " " "	602-738-6894
5. STEVE & Sandy Shuteck	8150 E. DOVE Valley RD	480-575-5845
6.		
7.		
8.		
9.		
10.		
11.		
12.		
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WHISPER ROCK NEIGHBORHOOD OPEN HOUSE
JUNE 22, 2005 MEETING NOTES

Case # 647-PA-2003, Grayhawk Development, Whisper Rock.

A Neighborhood Open House Meeting was held on 6-22-05 at the Whisper Rock Gate House, 7999 E. Whisper Rock Trail.

Attendance was ~7 people (6 signed the guest list)

Notes:

Neighbor comments about revised acreage for the golf villas were positive. No objections were voiced at the meeting to the proposed change.

Neighbor response to elevations of the units was also well received.

Neighbors were interested in the location of the units in relation to the golf course and their own properties, but no objections were heard.

One citizen inquired about revegetation and where relocated saguaros ended up.

Early Notification of Project Under Consideration

Neighborhood Open House Meeting

Date: 6/22/05

Time: 6-7pm

Location: 7999 E Whisper Rock Trl. Whisper Rock Gatehouse

Site Address: Whisper Rock

Project Overview: Whisper Rock Golf Villas

- Description of Request: Amendment to previously approved Development Agreement, Planned Community District Overlay, and amended development standards.
- Description of Project and Proposed use. Whisper Rock Golf Club Cottages
- Existing Zoning: R-4R

Applicant/Contact:

John Berry/Paul Smith

480-385-2727/602-957-3434

City Staff Contact:

Kira Wauwie

480-312-7000

kwauwie@scottsdaleaz.gov

Pre-application Case Number #: 647-PA-2003 available at City of Scottsdale: 480-312-7000

Project Information is available at:

www.scottsdaleaz.gov/projects/ProjectsInProcess

Posting Date: 6/9/05



AFFIDAVIT OF POSTING
PUBLIC HEARING NOTICE

CASE NUMBER: _____
PROJECT NAME: WILSPER GOLF VILLAGES
LOCATION: LOVE MOUNTAIN & HAYDEN
SITE POSTING DATE: 6/9/05
APPLICANT NAME: JOHN BARRY / PAUL SMITH
SIGN COMPANY NAME: SCOTTSDALE SIGN-A-RAMA
PHONE NUMBER: 480-994-4000

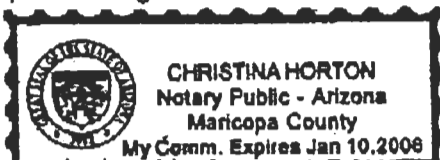
I confirm that the site has been posted as indicated by the Project Manager for the case as listed. Pictures of site postings have been submitted.

LC

Applicant signature

6/10/05

Date



Christina Horton
Notary Public

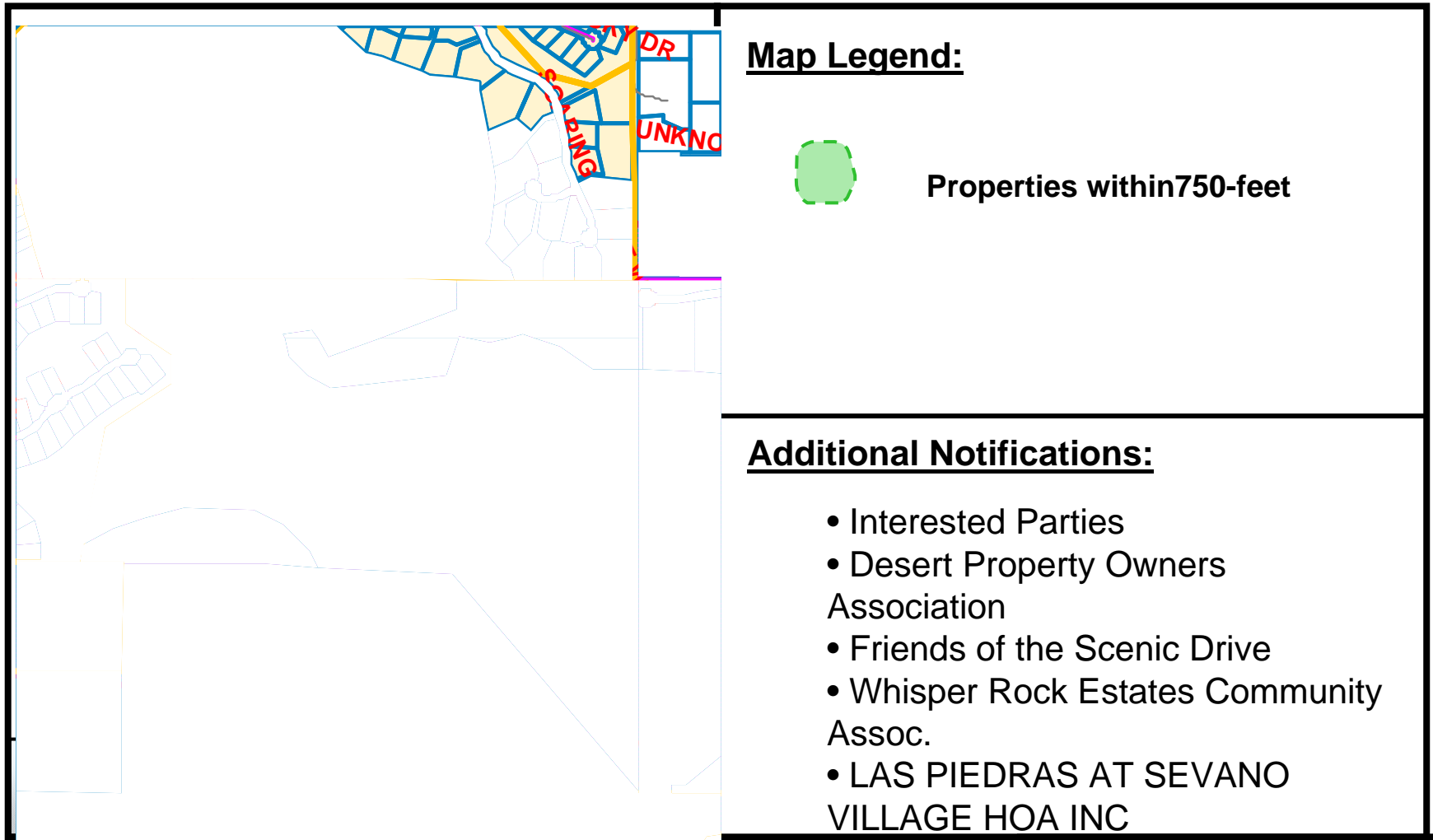
Acknowledged before me this 10th day of June 2005

My commission expires 01-10-2008

Return completed, notarized affidavit and pictures to Current Planning Services at least 20 days prior to Planning Commission hearing.

Current Planning Services
7447 E. Indian School Road, Suite 105
Scottsdale, AZ 85251
480-312-7000

City Notifications – Mailing List Selection Map



Whisper Rock

29-ZN-2000#3

ATTACHMENT #8

WHISPER ROCK GOLF COTTAGES – 2005 UPDATE

SECTION 5.900 [R-4R] RESORT DISTRICT AMENDED DEVELOPMENT STANDARDS.

Note: Previously approved amendments [April 1, 2003] are represented in **BOLD CAPS**. Proposed revisions are represented in ***BOLD, ITALIC CAPS***.

Sec. 5.900. [R-4R] RESORT/TOWNHOUSE RESIDENTIAL DISTRICT.

Sec. 5.901. Purpose.

This district is intended primarily for self-contained accommodations which include recreational amenities and services customarily furnished at hotels, including the service of meals. Additionally, the district provides for residential development having either party walls or walled courtyards.

[Ord. No. 3069, § 1, 9-16-97]

Sec. 5.902. Approvals required.

- A. No structure or building shall be built or remodeled upon land in the R-4R district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.
- B. *Tentative plan at time of rezoning.*
 1. The Planning Commission or City Council may require any application for rezoning to resort district to be accompanied by a tentative overall development plan which shall show the following:
 - a. Topography.
 - b. Proposed street system.
 - c. Proposed block layouts.
 - d. Proposed reservation for parks, parkways, playgrounds, recreation areas and other open spaces.
 - e. Off-street parking space.
 - f. Types of buildings and portions of the area proposed therefor.
 - g. Locations of buildings, garages and/or parking spaces.
 - h. A tabulation of the total number of acres in the proposed project and a percentage thereof designated for the proposed building types.
 - i. A tabulation of overall density per gross acres.
 - j. Preliminary plans and elevations of proposed major buildings and any proposed dwelling types.
 2. The approved development review plan must substantially conform to the plan submitted at the time of rezoning.

[Ord. No. 3225, § 1, 5-4-99]

Sec. 5.903. Use regulations.

- A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:
 1. Resorts.
 2. Hotels.
 3. Motels.
 4. Guest ranches.
 5. Commercial uses appurtenant thereto, such as restaurants, cocktail lounges, small retail shops; provided that the entrance to any such appurtenant use shall be from the lobby, arcade or interior patio.
 6. Dwelling units having either party walls or walled courtyards made available for rent, lease or sale.

7. Accessory buildings and uses customarily incidental to the permitted uses, including private garage, home occupations, swimming pool, recreation buildings and walled driveway entrance.
8. Municipal uses.
- 8.1. Personal wireless service facilities; minor, subject to the requirements of sections 1.906, 3.100 and 7.200.
9. Timeshare project.
10. Churches and places of worship.
11. Day care home.

B. *Permitted uses by conditional use permit.*

1. Golf courses.
2. Personal wireless service facilities; major, subject to the requirements of sections 1.400, 3.100 and 7.200.
3. Recreational uses [see section 1.403 for specific uses and development criteria for each].

[Ord. No. 2323, § 1, 12-4-90; Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2571, § 1, 6-15-93; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99]

Sec. 5.904. Property development standards.

The following property development standards shall apply to all land and buildings in the R-4R district:

- A. *Lot area.* The overall site shall contain a minimum of ~~seven and one half [7 1/2]~~ **FIVE THOUSAND [5,000] SQUARE FEET** ~~acres~~ prior to street dedications.
- B. *Lot dimensions.*
 1. Width. The overall site shall have a minimum width of ~~three hundred [300]~~ **FIFTY [50]** feet.
 2. **FLAG LOTS. FLAG LOTS ARE PERMITTED AND SHALL HAVE MINIMUM WIDTH OF TWENTY [20] FEET MEASURED AT THE ADJACENT ACCESS ROAD, DRIVEWAY OR PROPERTY LINE.**
- C. *Density.* ~~SHALL NOT EXCEED AN AGGREGATE A TOTAL OF FIFTY [50] UNITS PER TEN [10] ACRES OF R-4R DISTRICT LAND.~~
 1. ~~The minimum gross land area per guest room shall be four thousand one hundred [4,100] square feet.~~
 2. ~~The minimum gross land area per dwelling unit having either party walls or walled courtyards made available for rent, lease or sale shall be five thousand seven hundred seventy [5,770] square feet.~~
 3. ~~Buildings may cover an aggregate area of twenty-five [25] percent excluding parking areas.~~
 4. ~~The City Council may regulate concentrations of density by site plan approval.~~
- D. *Building height.*
 1. No building shall exceed ~~thirty-five [35]~~ **TWENTY-FOUR [24]** feet in height.
- E. *Overall side yard requirements.*
 1. There shall be a yard a minimum of thirty [30] feet in depth adjacent to all perimeter property lines, including property lines abutting perimeter streets, except that the minimum yard shall be only twenty [20] feet adjacent to those perimeter property lines that abut districts other than R-1.
 2. Within one hundred [100] feet of any perimeter **ARTERIAL** street or any R-1 district boundary line all buildings shall be:
 - a. Used only for guest rooms that are detached from central hotel facilities or for dwelling units.

- b. A maximum of ~~one [1] story~~ **TWENTY-FOUR [24] FEET** in height.
- 3. There shall be a yard a minimum of one hundred [100] feet in depth adjacent to all perimeter **ARTERIAL** streets, maintained as meaningful open space except for pedestrian and vehicular access ways, unless buildings as allowed in 2 above are constructed. **THIS SETBACK REQUIREMENT DOES NOT APPLY TO INTERNAL PRIVATE COLLECTOR STREETS.**
- 4. Within fifty [50] feet of any district boundary line other than R-1, or any property line abutting additional R-4R zoning, all buildings shall be:
 - a. Used only for guest rooms that are detached from central hotel facilities or for dwelling units.
 - b. A maximum of ~~one [1] story~~ **TWENTY-FOUR [24] FEET** in height.
- 5. ***A MINIMUM FRONT YARD OF TEN [10] FEET FROM THE FRONT PROPERTY LINE OR EIGHTEEN [18] FEET FROM THE BACK OF STREET IMPROVEMENTS SHALL BE PROVIDED.***

EXCEPTION: THERE SHALL BE A YARD A MINIMUM OF ZERO [0] FEET IN DEPTH ADJACENT TO THOSE PROPERTY LINES THAT ABUT ANY PERMANENT OPEN SPACE USE INCLUDING GOLF COURSES, NAOS TRACTS OR EASEMENTS OR OTHER DESIGNATED COMMON AREA OPEN SPACES ADJACENT TO THE PARCEL.

F. *Buildings, walls, fences and landscaping.*

- 1. Walls, fences and hedges not to exceed eight [8] feet in height and walled driveway entrances not to exceed six [6] feet in height shall be permitted, except that walls, fences and hedges must not exceed three [3] feet in height in the required one-hundred-foot yard along street frontages and in the ten [10] feet adjacent to the street where a thirty-foot setback is allowed along street frontages. Those yards must be maintained as landscaped open space and may be penetrated by pedestrian and vehicular access ways only. [Walled driveway entrances not to exceed six [6] feet in height shall be permitted within the setback requirements if such entrance is compatible with the surrounding development].

G. Other requirements and exceptions as specified in article VII.

[Ord. No. 1922, § 1, 11-4-86; Ord. No. 2509, § 1, 6-1-93; Ord. No. 2818, § 1, 10-17-95]